

JellisCraig

SPOTSWOOD

Suburb Report

Know your neighbourhood.



SPOTSWOOD SUBURB REPORT

Median House Price*

Median

\$1.23m

Quarterly Price Change

2.52% ↑

Median Unit Price*

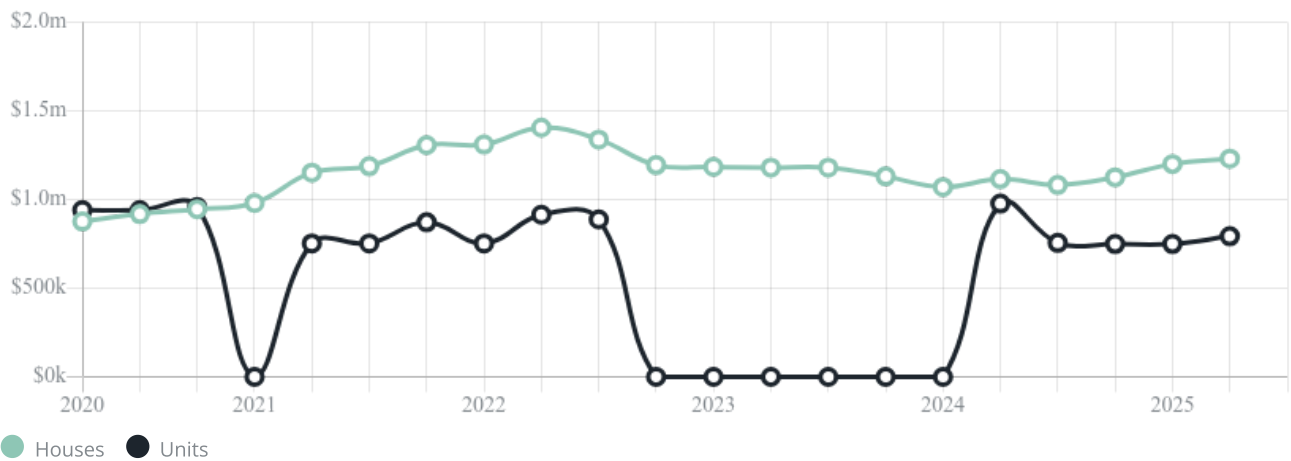
Median

\$793k

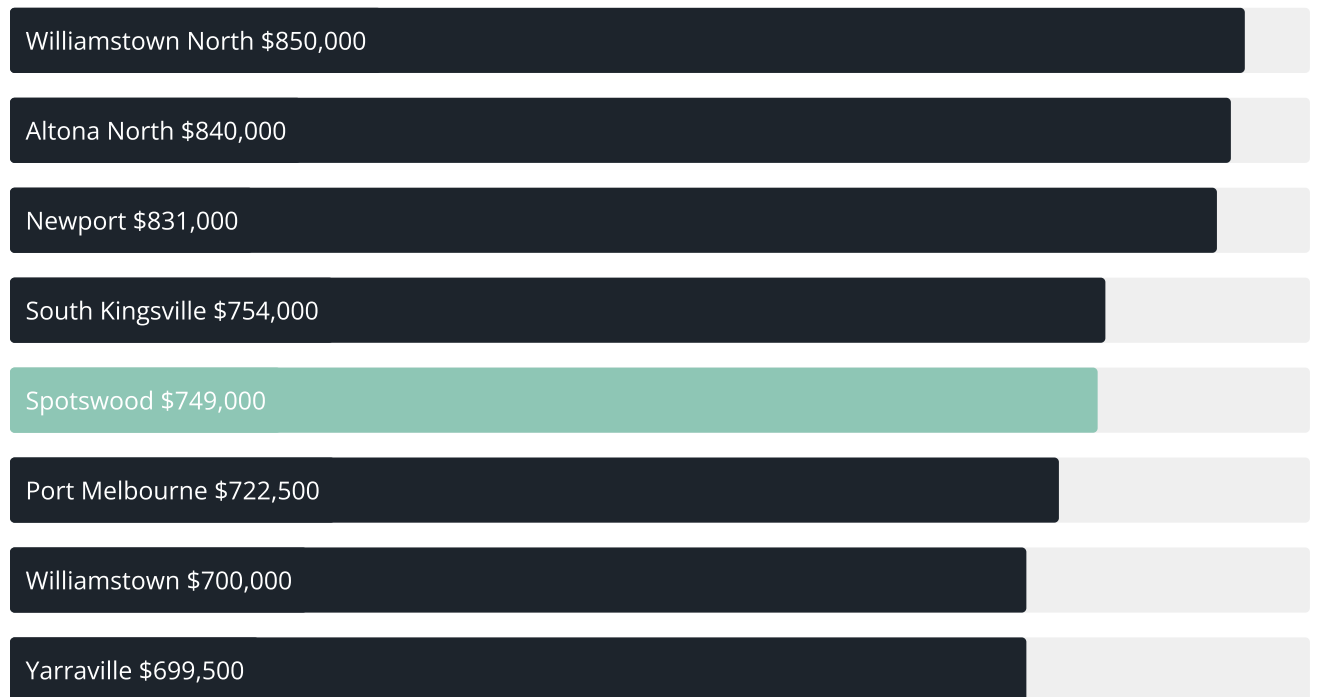
Quarterly Price Change

5.80% ↑

Quarterly Price Change*



SPOTSWOOD SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

SPOTSWOOD SUBURB REPORT

Sale Method^{*}

● Auction 86%
● Private 14%

Auction Clearance Rate^{*}

66.67%

Median Days on Market[^]

20 days

Average Hold Period^{*}

7.0 years

Dwelling Type[^]

● Houses 66% ● Units 34%

Ownership[^]

● Owned Outright 30% ● Mortgaged 42% ● Rented 28%

Population[^]

2,820

Median Asking Rent per week^{*}

\$680

Median Age[^]

37 years

Rental Yield^{*}











3.28%

Median Household Size[^]











2.6 people

SPOTSWOOD SUBURB REPORT






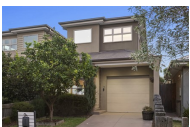

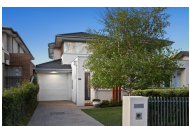


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisrcraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 20 Forrest St Spotswood	3	House	\$1,000,000	27 Sep 2025
 14 Reed St Spotswood	3	House	\$1,420,000	05 Sep 2025
 12a Vernier St Spotswood	4	House	\$1,100,000	02 Sep 2025
 59 Hope St Spotswood	4	House	\$1,255,000	08 Aug 2025
 24 Forrest St Spotswood	3	House	\$1,225,000	25 Jul 2025
 14 Mclister St Spotswood	3	House	\$1,100,000	24 Jul 2025
 20 Hick St Spotswood	3	House	\$1,280,000	05 Jul 2025
 6 Arras St Spotswood	3	House	\$1,045,000	25 Jun 2025
 2 Watt St Spotswood	4	Townhouse	\$1,600,000	17 Jun 2025
 1/12 Muir St Spotswood	4	Townhouse	\$1,410,000	05 Jun 2025

SPOTSWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7a Arras St Spotswood	3	House	\$1,180,000	31 May 2025
 45 Robert St Spotswood	3	House	\$1,310,000	20 May 2025
 12c Derham St Spotswood	4	House	\$1,200,000	19 May 2025
 1/114 The Avenue Spotswood	3	Townhouse	\$930,000	15 May 2025
 37 Hope St Spotswood	3	House	\$950,000	10 May 2025
 1/1 Stephenson St Spotswood	3	Subdivided Unit/Villa/Townhouse	\$454,428	06 May 2025
 53 Reed St Spotswood	3	House	\$1,270,000	05 May 2025
 16 Cullen Ct Spotswood	4	House	\$1,280,000	03 May 2025
 41 Hope St Spotswood	3	House	\$1,665,000	15 Apr 2025
 17 Andrews St Spotswood	3	House	\$815,000	12 Apr 2025

SPOTSWOOD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8 Bolton St Spotswood	3	House	\$1,355,000	07 Apr 2025
 26 Reed St Spotswood	3	House	\$990,000	07 Apr 2025
 13b Vernier St Spotswood	2	House	\$750,000	28 Mar 2025
 46 Hick St Spotswood	3	Townhouse	\$1,050,000	28 Mar 2025
 107/88 Hudsons Rd Spotswood	2	Apartment	\$600,000	27 Mar 2025
 9A Le Fevre St Spotswood	3	House	\$1,140,000	24 Mar 2025
 2/12 Muir St Spotswood	4	House	\$1,350,000	19 Mar 2025
 14a Birmingham St Spotswood	4	House	\$1,445,000	18 Mar 2025
 26 George St Spotswood	4	Townhouse	\$1,454,000	15 Mar 2025
 3/152 Hall St SPOTSWOOD	2	Flat/Unit/Apartment	\$725,000	10 Mar 2025



Williamstown Office
84 Ferguson Street, Williamstown
03 8387 0000

jellisraig.com.au

Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.